

CITY OF ANGELS
PLANNING COMMISSION
SUMMARY MINUTES

**Regular Meeting of Thursday September 11, 2014
Bret Harte Multipurpose Room, 364 Murphys Grade Road
Angels Camp, California**

CALL TO ORDER

Chair Broeder called the meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE - a moment of silence was observed in remembrance of 9/11.

ROLL CALL

Commissioners Present: Chair Broeder, Commissioner Behiel, Commissioner Gonzalez, and Commissioner Collins

Commissioners Absent: Vice-Chair Rudolph

Staff Present: Planning & Building Director David Hanham, City Administrator Michael McHatten and Deputy City Clerk Jennifer Preston

APPROVAL OF AGENDA

Commissioner Behiel asked if the applicants for the Hot Dog stand and sign were present. The sign applicant was present.

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER COLLINS AND CARRIED 4-0 TO MOVE AGENDA ITEM 5 BEFORE ITEM 2 THE PUBLIC HEARING

APPROVAL OF MINUTES

1. Approval of the August 14, 2014 regular meeting minutes.

Corrections.

Page 4, Staff Reports, 1st line, delete "be".

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER COLLINS AND CARRIED 4-0 TO APPROVE THE AUGUST 14, 2014 REGULAR MEETING MINUTES AS AMENDED.

PUBLIC COMMENTS

OPENED AT 6:02 P.M.

There was no public comment.

CLOSED AT 6:03 P.M.

PLANNING COMMISSION MATTERS

5. Sign-for Academy Mortgage Corp. located at 1211 S. Main Street APN 062-004-086.

Planning Director Hanham presented the staff report and Resolution 2014-17; staff recommends that the commission adopt Resolution 2014-17 a Resolution approving a sign for "Academy Mortgage Corp." located at 1211 S. Main Street, APN 062-004-086.

Corrections to Resolution 2014-17.

Under Now Therefore Be It Resolved, change date from April 22, 2011 to August 28, 2014.
Under Conditions of Approval, Item 1, change "2" to "1.5".

**MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY
COMMISSIONER GONZALEZ AND CARRIED 4-0 TO APPROVE RESOLUTION
2014-17 A RESOLUTION FOR A SIGN PERMIT FOR ACADEMY MORTGAGE AS
AMENDED.**

PUBLIC HEARINGS

2. Public Hearing - Resolution 2014-14 A Resolution recommending approval of a General Plan Amendment from Medium Density Residential (MDR) to Community Commercial (CC) and Rezoning from Two-Family Residential (R-2) to Central Commercial (CC) Zoning District and proposed Initial Study and Mitigated Negative Declaration prepared for Dignity Health Medical Clinic located on Dogtown Road, APN 057-021-024 & 058-017-023.

Planning Director Hanham presented the staff report, PowerPoint and Resolution 2014-14; staff recommends that the commission adopt Resolution 2014-14 A Resolution recommending approval of a General Plan Amendment from Medium Density Residential (MDR) to Community Commercial (CC) and Rezoning from Two-Family Residential (R-2) to Central Commercial (CC) Zoning District and proposed Initial Study and Mitigated Negative Declaration prepared for Dignity Health Medical Clinic located on Dogtown Road, APN 057-021-024 & 058-017-023.

City Administrator Michael McHatten stated that the staff will take all public comments and questions first and then close the public hearing to answer and respond to all questions.

PUBLIC HEARING OPENED: 6:33 P.M.

Manon Clifton stated that she would like to see the turnaround at Francis Street moved to N. Baker.

Stuart Raggio questioned if the u-turn at Hwy 4 and 49 will be large enough for the big trucks to turnaround in. Mr. Raggio asked if there had been any contact with the property owners at Clifton Lane for the long term solutions so that the long term solutions could be completed instead of wasting money on the short term solutions.

Melissa Raggio stated that the short term and long term solution cost will not solely fall on the City. Staff can contact the regional transportation agency to try and get funding to help with these solutions.

Tom Tryon stated that it is a bad location with circulation issues and there are better locations for the hospital to build on. People do not go to a hospital because of its location, they go because their doctor is there and the quality of service they receive. Mr. Tryon stated that the commission needs to look at where the 49 bypass will eventually come into the City and make sure that whatever they choose for the solution that it will not interfere with that process. The commission needs to look at the EIR and Gardner Lane as an alternative. Mr. Tryon stated that when he is pulling his gooseneck trailer, he takes Gardner Lane and comes up by the high school to the signal light so that he can get out, and most of the big trucks now take Gardner Lane.

Kathy Collins stated that this project is not a hospital but a clinic and Sonora Regional across the street is not a hospital it is an urgent care center.

PUBLIC HEARING CLOSED: 6:46 P.M.

Planning Director Hanham presented a video of what the alternatives will look like with trucks making those turns.

PUBLIC HEARING OPENED: 6:53 P.M.

Question from audience, stated what will happen with traffic backing up on Fridays on Hwy 49, it will be difficult for anyone to make a u-turn at Francis on Fridays.

Craig Marks stated that Caltrans has conceptually supported the u-turns.

Manon Clifton asked if the City owns the intersection at N. Baker.

Planning Director Hanham stated that the City only owns one side of that intersection and the City owns the whole intersection at Francis Street.

PUBLIC HEARING CLOSED: 6:56 P.M.

Planning Director Hanham answers the questions from public comment. Mr. Hanham stated that the cars on the opposite side of the highway from Francis Street can turn left onto Hwy 49 by using the suicide lane and since the City does not own the land at N. Baker we cannot make the u-turn there. The intersection at Hwy 4 and 49 will be made large enough for the trucks to make u-turns. This would be considered the short term solution for the circulation in this area and would be paid for by the project. Before the City can solicit money from CCOG for projects the City has to determine what our long term solution will be and then be put into our General Plan and Regional Transportation Plan. The Clifton Lane extension was considered as part of the mitigation but for long term only because of the cost.

Commissioner Collins stated he has looked at everything and he believes that the public wants the short term solution to be the Francis Street turnaround, and that the public is in favor of the project if the traffic issues can be solved for the people of Dogtown Road. He believes that this is good middle ground and he is in favor of the project.

Commissioner Behiel asked Caltrans if they were in favor of the turnaround at Francis Street and will the project keep the integrity of the highway for future development.

Mr. Gedney of Caltrans stated yes.

Commissioner Behiel stated that they have heard all the arguments from both sides, and that this issue has been going on since 1998. He stated that he doesn't believe that the Medical Center is the problem and that the problem has been around for a long time. He is looking at this as a win-win, the applicant is serious and dedicated to the City and is willing to help mitigate the circulation problems that currently exist. This is a great opportunity to eliminate large truck traffic on Gardner Lane and he would like to see this project move forward.

Commissioner Gonzalez questioned why the weight limit sign was removed from Gardner Lane.

City Engineer David Myers stated that it was no longer needed.

Commissioner Gonzalez stated that the City's General Plan has both Dogtown Road and Gardner Lane as collector streets. She is concerned about the degradation of Hwy 49 and believes that the City should improve Gardner Lane to the status of a city collector street. With the Business Attraction and Expansion Zoning the City will need more access to Highway 4. Ms. Gonzalez questioned why a short term solution video for improving Gardner Lane was not presented.

Planning Director Hanham stated that the Prism study showed that Gardner Lane was more of a long term solution than a short term. In the public workshop the commission had, the public and the City Council were against using Gardner Lane as a route.

Commissioner Gonzalez stated that is why she believes that the money should go towards a long term solution.

Chair Broeder stated that he echoes and agrees with Commissioner Collins and Behiel. He believes that this is a viable solution to the short term issues and we need to concentrate on the

short term because they can be done now and not 20 years from now and he is in favor of the project.

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER COLLINS AND CARRIED 3-1 WITH COMMISSIONER GONZALEZ VOTING NO TO APPROVE RESOLUTION 2014-14 A RESOLUTION RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A GENERAL PLAN AMENDMENT, REZONE, MITIGATED NEGATIVE DECLARATION, INITIAL STUDY AND MITIGATION MONITORING PROGRAM FOR PROJECT 13-33 DIGNITY HEALTH MARK TWAIN MEDICAL CENTER LOCATED AT 170 DOGTOWN ROAD, APN 057-021-054 & 058-017-023 WITH THE ADDITION OF FRANCIS STREET U-TURN MITIGATION AND LIMITING THROUGH TRUCK TRAFFIC ON GARDNER LANE.

3. Conditional Use Permit for Dogz on the Run located at 155 S. Main Street, APN 058-018-013.

Planning Director Hanham presented the staff report and Resolution 2014-15; staff recommends adopting Resolution 2014-15 a Resolution approving a Conditional Use Permit for Dogz on the Run located at 155 S. Main Street, APN 058-018-013.

PUBLIC HEARING OPENED: 7:41 P.M.

There was no public comment.

PUBLIC HEARING CLOSED: 7:42 P.M.

Corrections to Resolution 2014-15.

Under Conditions of Approval.

Item 3, add "when" between "stored" and "the".

Item 9, add a comma after "opening" and delete "of".

Item 18, change "review" to "reviewed".

MOTION BY COMMISSIONER GONZALEZ AND DULY SECONDED COMMISSIONER BEHIEL AND CARRIED 4-0 TO APPROVE RESOLUTION 2014-15 A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR DOGZ ON THE RUN LOCATED AT 155 S. MAIN STREET, APN 058-018-013 AS AMENDED.

PLANNING COMMISSION MATTERS

4. Long Term Traffic Circulation Solution for the North East Quadrant of the City of Angels.

Planning Director Hanham presented the staff report and Resolution 2014-16; staff recommends adopting Resolution 2014-16, a Resolution recommending to the City Council to adopt a solution for the long term transportation improvement for the Dogtown Road area.

The discussion that followed was concerning the different alternatives for long term circulation and the consensus of the commission was that they would like to see Street A with a location to be determined at a further date to line up with the Hwy 49 bypass and after the Partnership Planning Grant is complete.

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER COLLINS AND CARRIED 4-0 TO APPROVE RESOLUTION 2014-16 A RESOLUTION RECOMMENDING TO THE CITY COUNCIL TO ADOPT INSTALLATION OF STREET "A" WITH A LOCATION TO BE DETERMINED WITH INFORMATION FROM THE PARTNERSHIP PLANNING GRANT AS THE LONG TERM TRANSPORTATION IMPROVMENT AND LEAVING DOGTOWN ROAD AS A RIGHT IN AND RIGHT OUT ONLY.

COMMITTEE REPORTS

5. GPI - General Plan Implementation Committee – Planning Director Hanham

Planning Director Hanham stated that the GPI would be serving as a task force for the Housing Element and the Circulation Guidelines. Need to set up a meeting with Commissioners Behiel and Gonzalez.

6. DAC – Destination Angels Camp Committee - Chair Broeder

Chair Broeder stated that the DAC had four visitor's that volunteered to help with DAC, a marketing company, and a certified landscape designer. The thrift center and Tad Falendorf's building have sold downtown. The advisory committee will meet on November 13th with guess speaker to be announced. Possibly will have a roadside clean-up day. Business recruiter replacement interviews are taking place. The CDBG grant has been granted to renew the Buxton Study.

7. Gateway Corridor Advisory Committee - Planning Director Hanham

Planning Director Hanham stated that the committee has about 12 members and there will be a kick off meeting to go over rules and responsibilities.

COMMISSIONER'S REPORTS

None

STAFF REPORTS

Planning Director Hanham stated staff has a request from the old Mercantile building that is now Market 49, they would like to have a special meeting possibly on September 25th, to approve their sign and facade colors, but their CUP will be on the regular October meeting.

MOTION BY COMMISSIONER COLLINS AND DULY SECONDED BY COMMISSIONER BEHIEL AND CARRIED 4-0 TO HAVE A SPECIAL PLANNING COMMISSION MEETING ON SEPTEMBER 25, 2014 AT 2 P.M. LOCATED AT THE FIREHOUSE TO HEAR THE SIGN PERMIT AND FACADE COLORS FOR MARKET 49.

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER GONZALEZ AND CARRIED 4-0 TO ADJOURN THE MEETING.

MEETING WAS ADJOURNED AT 8:50 p.m.

ATTEST:


Jennifer Preston, Deputy City Clerk


John Broeder, Chairman